

FOR SALE | INDUSTRIAL

MAIN STREET AUTO SHOP

1325 E Main St, Mesa, AZ 85203

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$2,100,000
Building Size:	9,948 SF
Lot Size:	21,035 SF
Parcel ID:	138-09-007A
Zoning:	General Commercial
Cross Streets:	S Stapley Dr and E Main St

PROPERTY OVERVIEW

Located along the bustling Main Street automotive corridor, this highly visible property offers **exceptional functionality and exposure** for automotive operators or service-based businesses. Surrounded by established residential neighborhoods, the site benefits from consistent local demand and strong drive-by traffic. Just **2 miles from US-60** and **2.1 miles from AZ-87**, the location provides **quick regional connectivity** for customers and workforce.

PROPERTY HIGHLIGHTS

- This highly visible property is located in well-known automotive corridor and surrounded by residential neighborhoods- both of which drive traffic, bringing >23,165 VPD on Main Street
- Onsite parking, 6 large roll-up doors, 2 small roll-up doors, multiple entrances, and office space are included in the property
- 8 active auto bays, with the potential to expand to 16
- 2 miles from US-60 and 2.1 Miles from AZ-87
- Occupying business is for sale, as well. Contact Broker for details.

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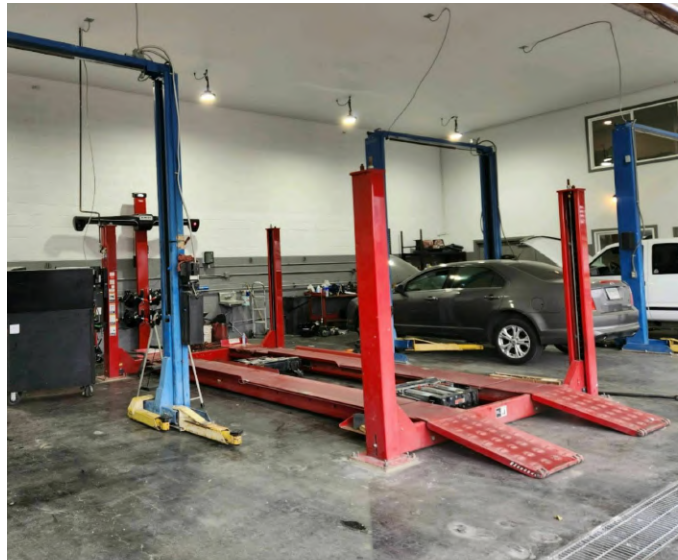
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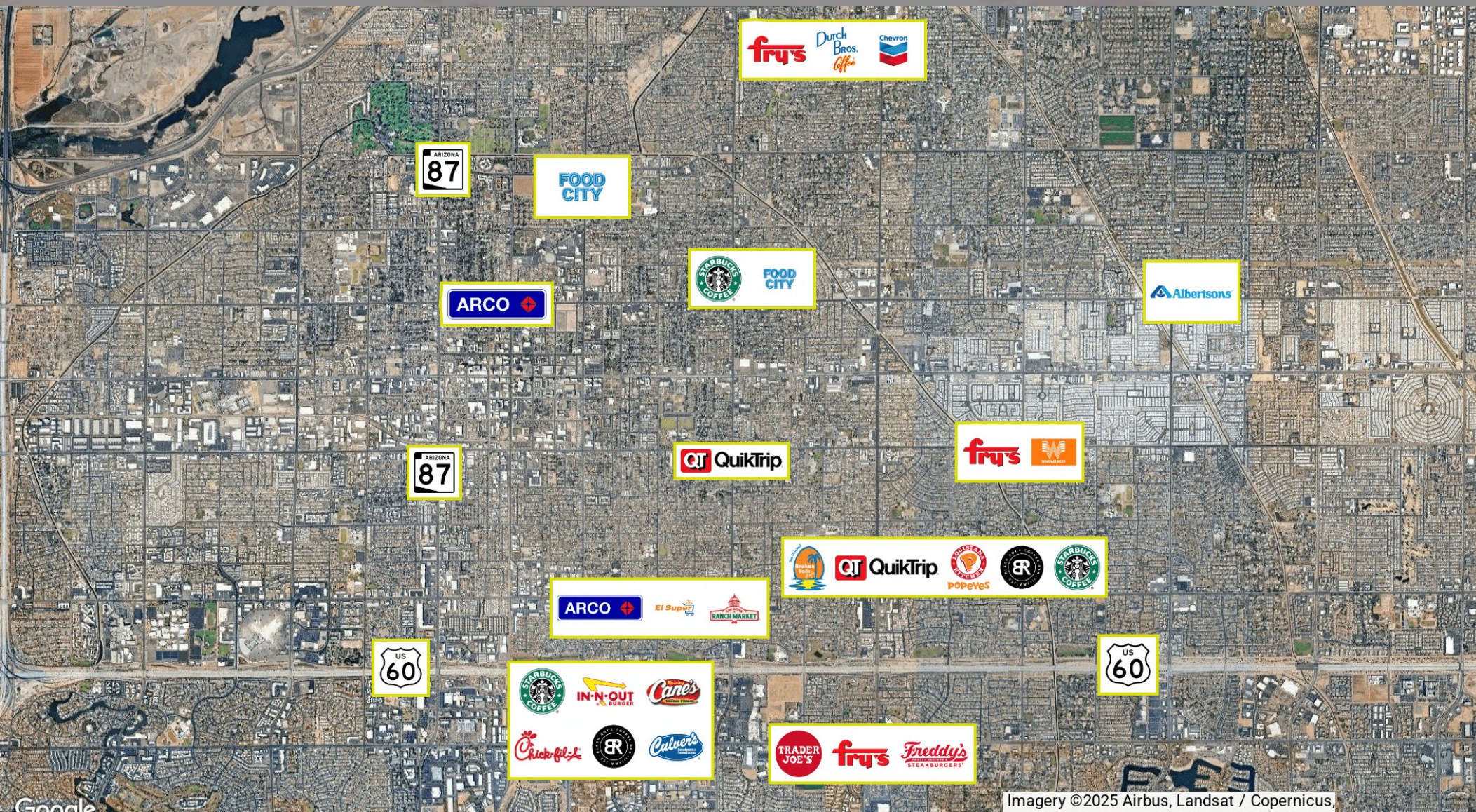
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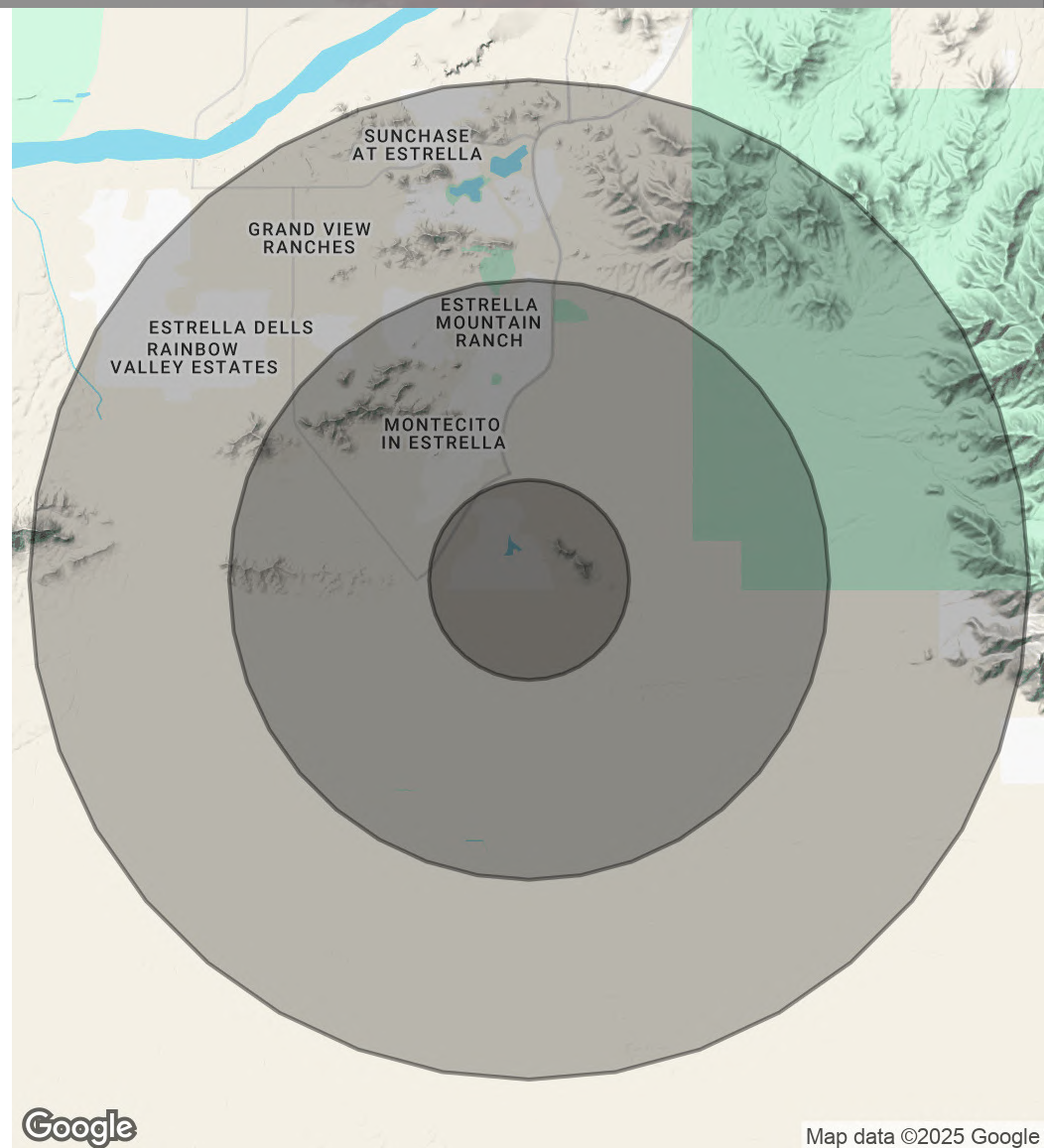
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,500	171,890	358,787
Average Age	33	37	38
Average Age (Male)	32	36	37
Average Age (Female)	33	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,860	61,369	135,660
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$70,993	\$86,931	\$96,150
Average House Value	\$385,401	\$390,157	\$421,022

Demographics data derived from AlphaMap



Map data ©2025 Google

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